

CHAPTER 10: SUMMATION

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PUBLIC AND PRIVATE IMPROVEMENTS

In 1995 Biltmore Estate and Biltmore Village will celebrate their 100th anniversary. National media tours beginning in 1992 will build up to the major celebration in the spring of 1995. The American Institute of Architects Foundation will sponsor an exhibit on Richard Morris Hunt and Biltmore which will tour several major American cities beginning in the Fall of 1994.

Visitors to the estate reached 700,000 in 1990. Biltmore Estate corporate projections, relative to the national advertising for the centennial, anticipate 1,000,000 people per year by 1995.

In short, beginning in the spring of 1995 the State of North Carolina, the City of Asheville, and the property owners of Biltmore Village will have the opportunity to demonstrate their cooperative efforts to a national audience.

The recent street and sidewalk bond referendum has earmarked funds for the repaving of streets in Biltmore Village and the replacement of sidewalks and curbs. This should be done after all subsurface storm and sanitary drainage utilities are studied and improved. The storm sewage study is scheduled to begin for Biltmore Village in 1991. All other subsurface work should be upgraded at the same time this drainage plan is being implemented. Water, electrical, telephone, cable TV, and any other utilities which might go underground should be coordinated.

It is the desire of the Biltmore Village Development Plan Steering Committee to place as many utilities as feasible underground. Accurate costs analysis by the individual utilities affected is essential. After cost analysis are complete, an action committee composed of members of the Steering Committee and City planners can prioritize overhead utilities to be placed underground.

Once these decisions have been made, prioritizing crushed brick paths, repaired brick sidewalks, replacement of concrete sidewalks, new granite curbs, upgraded paving and standard asphalt paving can begin.

The Steering Committee has met and prioritized these issues from a preliminary ideal point of view without the benefit of monetary assistance from the City and the cost of the improvements in mind.

However, the committee recognizes that these improvements must be phased and are willing to continue this process until final implementation can be reached.

PHASED DEVELOPMENT CALENDAR

BILTMORE VILLAGE PRESERVATION PLAN OBJECTIVES:

SIGNAGE	TIME FRAME IN YEARS			
	1-3	3-5	5-10	10-20
Develop Cultural Resource ID signage outside District	✓			
Construct unified Historic District ID signage	✓			
Provide unified city and state directional signage		✓		
Implement unified traffic and locator signage		✓		
Begin Amortization Program for plastic internally lit signs	✓			
Begin Amortization Program for billboards and off-premise signs	✓			
TRAFFIC	TIME FRAME IN YEARS			
	1-3	3-5	5-10	10-20
Synchronize traffic lights on arterial routes	✓			
Create traffic pattern in historic core areas to compliment historic plan	✓			
Construct bypass to redirect east-west thru traffic			✓	
Enhance arterial intersection to redirect thru traffic			✓	
Encourage historic consideration of McDowell Street bridge replacement	✓			
Develop employee ride share program	✓			
Reduce width of Sweeten Creek Road at bypass intersection		✓		
PUBLIC IMPROVEMENTS	TIME FRAME IN YEARS			
	1-3	3-5	5-10	10-20
Street lighting		✓		
Street furniture	✓			
Granite curb and gutter restoration, sidewalk replacement and restoration		✓		
Street repaving		✓		
Jogging path		✓		
Crosswalks	✓			

LANDSCAPE/PEDESTRIAN FEATURES	TIME FRAME IN YEARS			
	1-3	3-5	5-10	10-20
Landscape and develop existing public space	✓			
Develop public information center			✓	
Initiate tree planting program based on historic scheme	✓			
Reclaim public right-of-way for pedestrian and landscape amenities	✓			
LAND USE	TIME FRAME IN YEARS			
	1-3	3-5	5-10	10-20
Promote private development in high density commercial and cottage zones			✓	
PARKING	TIME FRAME IN YEARS			
	1-3	3-5	5-10	10-20
Develop municipal multi-level parking facilities				✓
Consolidate off-street parking and limit curb cuts		✓		
Develop employee parking facilities	✓			
Create two hour limit for on-street parking	✓			
UTILITIES	TIME FRAME IN YEARS			
	1-3	3-5	5-10	10-20
Consolidate above-ground utilities	✓			
Improve subsurface public utilities	✓			
Improve subsurface private utilities		✓		
Install conduit for future historic street lights	✓			
Request future utility's work to be in-ground		✓		

PHASED DEVELOPMENT (CONT.)

It is the intent of the Steering Committee that all disruptive work necessary to bring about the improvements outlined above be complete or suspended by March of 1995. This stopping point will be necessary in order to adequately handle the extra visitors anticipated for the centennial.

Planning need not be suspended during this nine month season. Disruptive work could begin again in January of 1996.

Hopefully, colonnades of street trees will have been planted by the centennial celebration. Street trees have been used effectively to unify other key neighborhoods in the City and it would be a fitting tribute to Olmsted to accomplish this relatively simple objective.

It is necessary to realize that once planted, these trees must be nurtured, protected and not damaged by future improvements in order to assure the rhythmic colonnades necessary to restore the Olmsted concept.

Street lights and their associated street information signs could partially be installed by the March 1995 deadline. Pre-planned installation of underground conduit should allow for incremental installation by both public and private parties.

If the Lula Street bypass is not installed coincidentally with the widening of 25A and the I-40 exit, the major pedestrian thrust of this plan will be negatively impacted in such a manner so as to render it ineffective along Brook Street. And again, as on west All Souls Crescent, the automobile will have succeeded in overtaking pedestrian territory and a National Historic District will have been negatively impacted by further traffic from state and federal projects.

The I-40 exit at 25A and the necessary widening of 25A are listed as a top priority in the fiscal year 1991 priority needs list for the Asheville urban area. This major project should include the Lula Street by-pass.

The Lula Street by-pass would also allow for the possibility of another much needed viaduct over the Southern railroad lines. This ambitious project is a prime example of the benefits of long range planning. What may seem unnecessary and burdensome today will be of major advantage in the future. The impact of the Lula Street viaduct should not be underestimated. The balancing effect of this alternate north-south artery will be essential to relieve already overloaded traffic on the McDowell Street viaduct by the year 2010.

SOURCES FOR FUNDING

1. MUNICIPAL

- A. The city of Asheville bond referendum provides municipal funds for the repaving of streets and the typical replacement of sidewalks and curbs in Biltmore Village. These earmarked funds should be specifically identified. Additional funds required for the implementation of the upgraded work made necessary by this plan should also be identified.
- B. Individual property owners have recently improved private property in Biltmore Village on a scale equal to block grant target areas. Matching development funds should be made available by the city in order to encourage further development.
- C. Taxes from the 1990 property tax valuation for properties in Biltmore Village yield \$71,342.00 per year to the city of Asheville and \$26,160.00 per year to the Asheville school district. Some of these funds should be made available for municipal improvements in Biltmore Village.
- D. Sales tax from retail businesses in the Village provide \$200,000 per year to the city. A portion of these funds should be used to support the businesses which produce this substantial revenue.

2. COUNTY

- A. Taxes from the 1990 property tax valuation for properties in Biltmore Village yield \$80,250.00 per year to Buncombe County. A portion of this revenue should be used to protect this important historic resource. In 1991, over \$125,000 was raised through property taxes.
- B. Biltmore Estate® is the single largest taxpayer in Buncombe County. An improved Biltmore Village will support and enhance this important county resource. A portion of these important taxes should be used to improve and support the infrastructure necessary to service Biltmore Village.

3. STATE

- A. Determine the eligibility of Biltmore Village for State legislative funds.

4. PRIVATE

- A. Donations from private individuals could be raised to provide permanent improvements to Biltmore Village.
- B. Donations from organizations and foundations could help preserve Biltmore Village.
- C. A special tax assessment of fifty cents per one hundred dollars from Biltmore Village property owners could provide approximately \$60,000.00 per year which could be spent totally on Biltmore Village.

SCOPE OF WORK

Street Improvements

	Quantity		Price
Re-pave streets with asphalt	14,222	sq yds	_____
Upgrade finish on key streets	14,222	sq yds	_____
Repair granite curbs	6,500	lin. ft	_____
Replace concrete curbs with granite	10,200	lin. ft	_____

Side walk improvements

Repair brick sidewalks	1,525	sq yds	_____
Add crushed brick paths	1,040	sq yds	_____
Replace non-highway concrete sidewalks with brick	832	sq yds	_____
Replace highway concrete sidewalks with brick	2,510	sq yds	_____
Replace crushed brick paths with brick	1,040	sq ft	_____

Pedestrian Amenity Improvements

Plant Street Trees	200		_____
Add conduit for streetlights	15,250	lin. ft	_____
Provide wires and power to streetlights	15,250	lin. ft	_____
Provide historic streetlights	170		_____
Provide historic sconce lighting	10		_____
Provide historic street signs and brackets	28		_____
Provide historic information signs and brackets	20		_____
Provide benches	78		_____
Provide trash receptacles	78		_____

Public Signage Improvements

Upgrade highway signs	_____	_____
Upgrade safety signs	_____	_____
Upgrade city information signs	_____	_____
Consolidate and upgrade city directional signs	_____	_____
Provide gateway signs to the district	_____	_____

Utility Improvements

Upgrade storm sewer	_____	_____
Upgrade sanitary sewer	_____	_____
Upgrade domestic water	_____	_____
Place telephone lines underground	_____	_____
Place power lines underground	_____	_____
Consolidate remaining above ground power lines	_____	_____
Improve signage light supports	_____	_____
Synchronize traffic lights	_____	_____

Highway Improvements

Provide Lula Street bypass	_____	_____
Provide Lula Street viaduct	_____	_____

Grand Total _____

YEARLY MAINTENANCE

WORKSHEET

Price

Street

_____.

Side walk

_____.

Street Trees

_____.

Historic Lights

(Merchants are considering their own
maintenance person to avoid the CP&L fee)

_____.

Storm Sewer

_____.

Water

_____.

Sanitary Sewer

_____.

Total

_____.

Please contact Historic Resources Commission staff at
(828) 259-5836 or (828) 259-5638 for a copy of the map